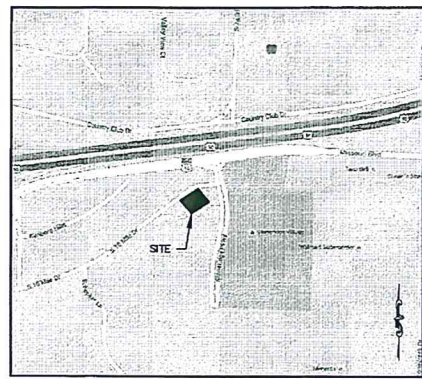
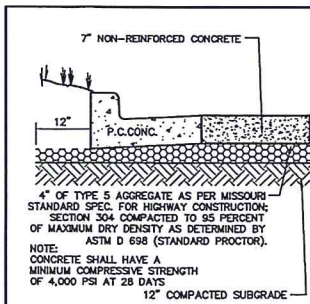


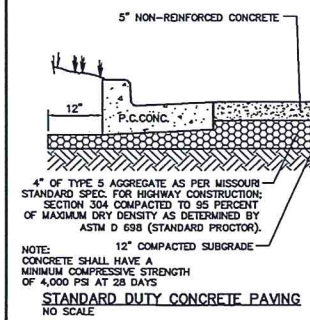
SITE PLAN



VICINITY MAP
NO SCALE



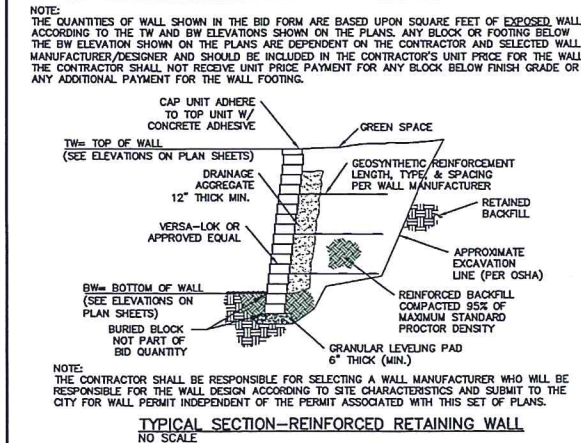
HEAVY DUTY CONCRETE PAVING
NO SCALE



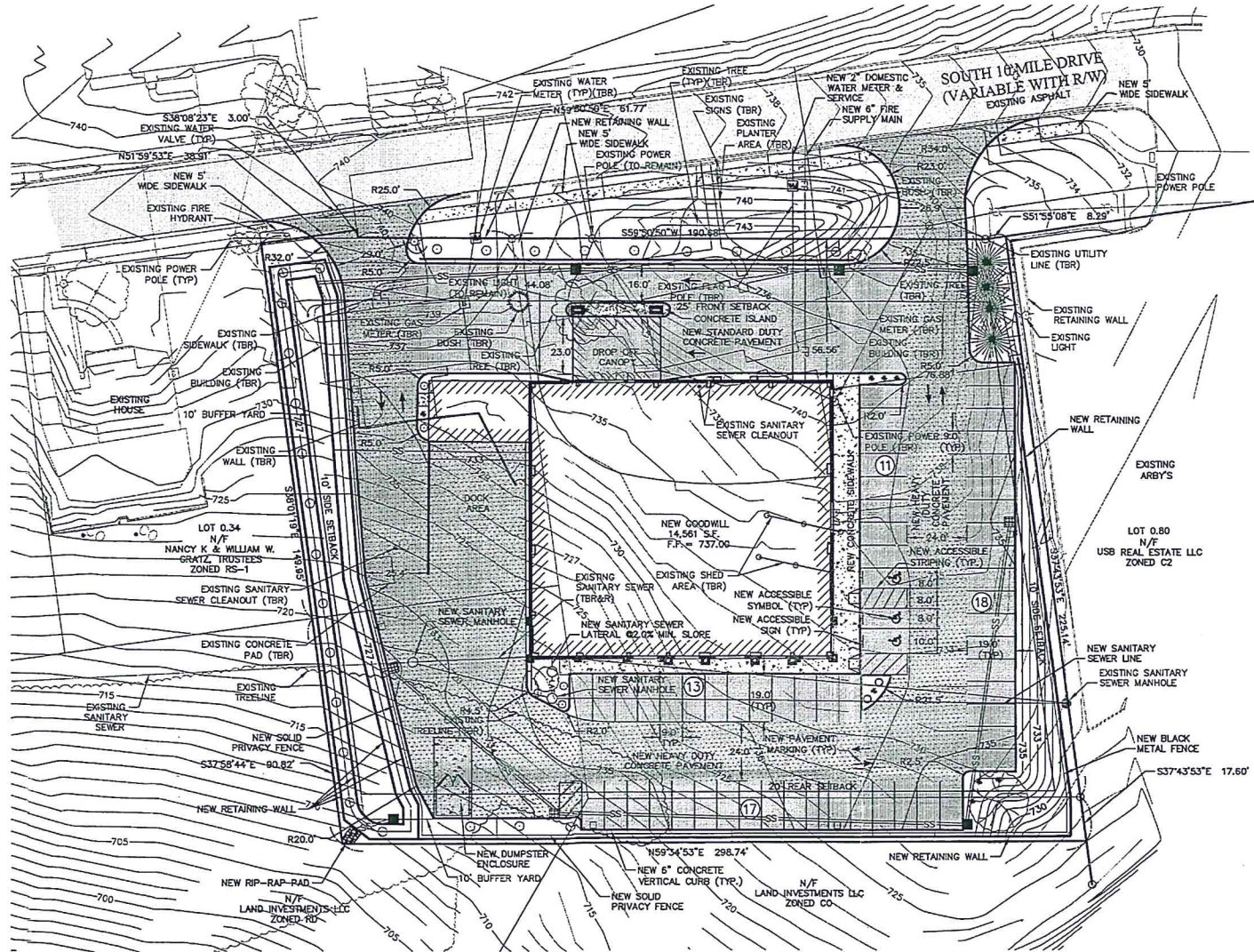
STANDARD DUTY CONCRETE PAVING
NO SCALE



ACCESSIBLE PARKING SIGN
NO SCALE



TYPICAL SECTION-REINFORCED RETAINING WALL
NO SCALE



NOTES:

- TOTAL SITE ACRES: 1.66 ACRES
- EXISTING ZONING: C-1 GENERAL COMMERCIAL
- BUILDING SETBACKS
FRONT - 25'
REAR - 20'
SIDE - 10'
- THE SITE LAND USE SHALL BE RETAIL. THIS SITE IS SERVED BY:
WATER - JEFFERSON CITY MUNICIPAL UTILITIES
SEWER - JEFFERSON CITY MUNICIPAL UTILITIES
ELECTRIC - JEFFERSON CITY MUNICIPAL UTILITIES
GAS - MISSOURI NATURAL GAS
TELEPHONE - ATT DISTRIBUTION
- FLOOD ZONES:
THIS SITE IS LOCATED WITHIN THE UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR COLE COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2005100120E, EFFECTIVE DATE NOVEMBER 2, 2012. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 45 FT.
- THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- THE SITE SHALL CONFORM TO JEFFERSON CITY STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW. ACCESSIBLE PARKING STRIPING SHALL BE BLUE.
- LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
- PLANS FOR ADDITIONAL INFORMATION.
- A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL HALIDE AND/OR LED SERVED WITH UNDERGROUND ELECTRIC.
- STORMWATER SHALL BE DISCHARGED TO THE EXISTING GRADE AFTER PASSING THROUGH A WATER QUALITY BASIN.
- ALL AREAS ON SITE THAT ARE DISTURBED, ARE TO BE SOODED.
- ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
- ANY LANDSCAPE BEDS NOT EDGED BY CONCRETE CURBING SHALL BE SPADE-CUT EDGE.

LEGEND

RIGHT OF WAY	R/W
PROPERTY LINE	P.L.
BUILDING SETBACK	B.S.
EXISTING EASEMENT	E.E.
EXISTING CONTOUR	XXX
EXISTING CONTOUR IDX	XXX
EXISTING CONCRETE PAVEMENT	XXXX
EXISTING ASPHALT PAVEMENT	XXXX
NEW STANDARD DUTY CONCRETE	XXXX
NEW HEAVY DUTY CONCRETE	XXXX
NEW CONCRETE SIDEWALK	XXXX
EXISTING WATER LINE	W
EXISTING STORM SEWER CURB INLET/ MANHOLE	W
EXISTING SANITARY SEWER MANHOLE	W
EXISTING STORM SEWER LINE	SS
EXISTING SANITARY SEWER MAIN	SS
EXISTING GAS MAIN	G
EXISTING AERIAL ELECTRIC	AE
EXISTING FIRE HYDRANT	FH
NEW WATER LINE	W
NEW FIRE PROTECTION LINE	FP
NEW FENCE	F
NEW SANITARY LATERAL	LAT
NEW SANITARY CLEANOUT	CO
NEW STORM SEWER CURB INLET/ MANHOLE/GRATED INLET	W
NEW STORM SEWER LINE	SS
NEW LIGHT	L
NEW BUILDING	B
NEW CONTOUR	XXX

PARKING CALCULATIONS:

PARKING SPACES REQUIRED - 1 PER 250 SF OF GROSS FLOOR AREA (14,561 SF/250)	= 59
TOTAL SPACES PROVIDED -	= 59

NOTE:
ALL HVAC EQUIPMENT IS TO BE ROOF MOUNTED. THE EQUIPMENT SHALL BE SCREENED ACCORDING TO CITY REQUIREMENTS BY A RAISED PARAPET WALL.

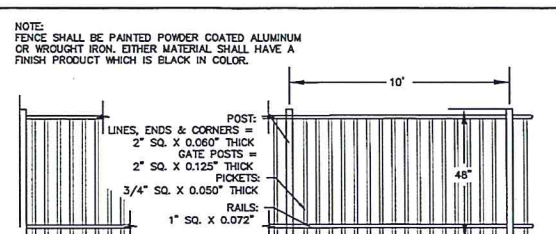
MINIMUM PARKING DIMENSIONS
REGULAR PARKING - 9'x19'
ADA PARKING - 10'x19'
ADA ACCESSIBLE STRIPING - 5'x19'
ADA VAN ACCESSIBLE STRIPING - 8'x19'
PARKING DRIVE AISLES - 24' MIN.

DEVELOPER:
MERS/GOODWILL
2821 SOUTH 10 MILE DRIVE
JEFFERSON CITY, MO 65101



Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

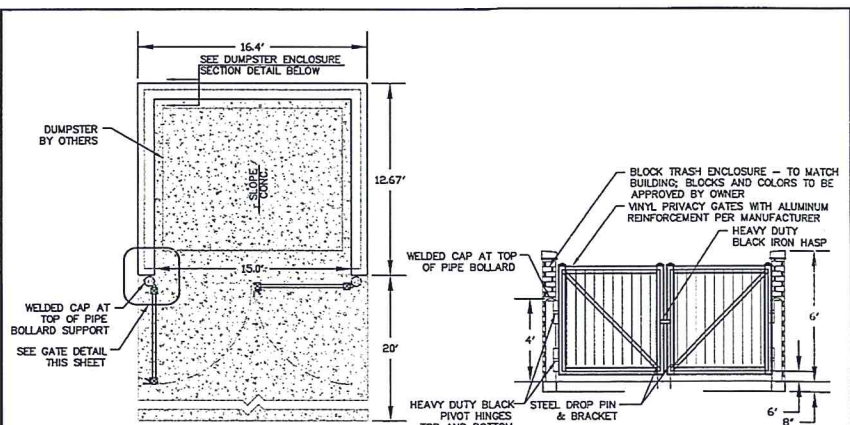
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE
www.motcal.com



NOTE:
FENCE SHALL BE PAINTED POWDER COATED ALUMINUM OR WROUGHT IRON. EITHER MATERIAL SHALL HAVE A FINISH PRODUCT WHICH IS BLACK IN COLOR.

METAL FENCE

NO SCALE

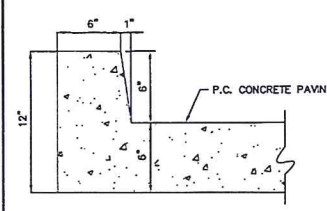


DUMPSTER ENCLOSURE PLAN

NO SCALE

DUMPSTER ENCLOSURE ELEVATION

NO SCALE



6" INTEGRAL CONCRETE CURB

NO SCALE

PLANT LEGEND

SYMBOL	PLANT TYPE	SIZE	NOTES	PROVIDED
	DECIDUOUS TREES - RED MAPLE - PIN OAK - GREEN ASH	2.5" 2.0" (MIN)	B & B	1
	EVERGREEN TREES - AUSTRALIAN PINE - NORWAY SPRUCE	6" 5" (MIN)	B & B	4
	ORNAMENTAL TREES - FLOWERING CRAB - REDBUD - DOGWOOD	2.5" 2.0" (MIN)	B & B	27
	SHRUBS - JUNIPER - BURNING BUSH - MAIDEN GRASS - UPRIGHT HOLLY - NEARLY WILD ROSE	18" IN HEIGHT AT PLANTING OR MIN. OF 1 GALLON	B&B, CONTAINER	15

MERS/GOODWILL
SOUTH TEN MILE DRIVE
JEFFERSON CITY, MISSOURI

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
Master Planning

SITE PLAN
DATE: FEBRUARY 2016
SCALE: 1" = 30'
PROJECT NO: M15-71558
SHEET NO: 1 OF 1

RECENTLY BUILT
GOODWILL
O'FALLON, MO



RECENTLY BUILT GOODWILL
O'FALLON, MO



RECENTLY BUILT GOODWILL
UNIVERSITY CITY, MO



RECENTLY BUILT GOODWILL
UNIVERSITY CITY, MO

